



**Borough of Atlantic Highlands Planning Board Meeting Minutes
Borough Hall, 100 First Ave., Atlantic Highlands, NJ
Special Meeting November 21, 2023**

WORKSHOP MEETING

Roll Call:

PRESENT: Councilman Dougherty, Mr. Hawley, Mr. Josko, Mr. Krupinski, Ms. Majewski, Chair McGoldrick, Dr. Zuzulock, Ms. Walter

ABSENT: Mr. Boms, Mr. Caccamo, Mr. Kurdes, Mr. Berth, Vice Chair Neff

Also Present: Board Attorney Michael Steib, Esq., Board Engineer Douglas Rohmeyer, and, after he stepped down from the dais, Councilmember Dougherty operated the Zoom technology for those seeking to attend remotely, and Board Secretary Nancy Tran.

Chair McGoldrick called the meeting to order at 7:00pm and stated that the meeting is being held in compliance with the Open Public Meetings Act. Chair McGoldrick stated that notice of this meeting has been transmitted to the Asbury Park Press and the Two River Times, continuously posted in the Borough Hall on a bulletin board reserved for such announcements and filed in the office of the Municipal Clerk of Atlantic Highlands, on November 13, 2023. He stated that formal action would be taken.

Councilmember Dougherty stepped down from the dais as he is not eligible and move to monitor Zoom.

There were no public comments.

PB23-02: Kalian – 160 First Ave., Block 101 Lot 4.01

Mr. Steib stated listed the Exhibits thus far and Mr. Rohmeyer concurred. Mr. Rohmeyer summarized the new revisions since the applicant's last hearing.

Rick Brodsky, attorney for the applicant, introduced Patrick Ward, applicant's engineer, who was reminded that he was still under oath. He gave an overview of the revised site plan, noting that the application was now compliant regarding parking space size. He addressed the Shade Tree Committee's letter and discussed the proposed landscape plans. Mr. Rohmeyer asked about the limit of disturbance and clarification of the number of parking requirements, the proposed tandem parking, the loading zone area, the roof deck and its accessibility, the handicap parking space, the landscaping of the parking lot, stormwater management, and other points from the CME review. Mr. Ward expanded on the proposed plan for the front façade and the stormwater management plan. Chair McGoldrick asked him to list the variances being sought. Ms. Majewski asked about the landscaping and tree protection plan. She noted the tree choices and suggested an alternative. Dr. Zuzulock asked about the permeable rate, maintenance plan, the scupper, and if there was a visual of the building design. Mr. Hawley asked about consideration for fire and emergency vehicles and water and sewer.

Chair McGoldrick opened the floor for public questions.

??, ?? asked about the building height.

Kevin Chen was sworn in as the Traffic consultant for the Board and reported his traffic study findings.

?? Howard, 2nd Ave., asked about traffic patterns for different seasons, especially during the summer. Mr. Chen stated that he did not and explained the rationale.

Chelsea Mullens, ??, agrees with Mr. Howard and added that the new construction would obscure the traffic more.

Councilman Dougherty asked for Mr. Chen's observation of ferry traffic.

Dr. Zuzulock and Chair McGoldrick added that Mr. Chen was not brought in for a traffic study until late September.

Rick Urso, via Zoom, asked if any adjustments were made for different kinds of traffic for current business and new construction. Chair McGoldrick asked about the trip generation results.

Mr. Brodsky asked Ms. Elizabeth Dolan, his traffic expert, to add her previous report and to address Mr. Chen's report. She addressed the seasonal traffic and noted the improvement of access and addition of street parking spots.

?? ??, via Zoom, asked both Mr. Chen and Ms. Dolan about potential traffic entering Atlantic Highlands on First Ave. and then turning right and then left and potentially causing back up traffic.

Ms. Majewski asked if there was any traffic study for pedestrian and bicycle traffic. Mr. Chen and Ms. Dolan answered. Discussion regarding the parking situation on First Ave. and East Garfield.

Mr. Brodsky then brought up his planner, Andrew Janiw, who was sworn in and reviewed the property, zone, and proposed project. Mr. Janiw compared the proposed project with another on First Ave. and was reminded that each application is considered on its own merits. He listed the variances sought and its relation to the Master Plan. Dr. Zuzulock asked for clarification of the building height variance and the elevator tower height. Mr. Janiw noted the proposed project's benefits, addressing affordable housing needs, the parking requirements, the justification of variances sought and how the design mitigates these impacts. Mr. Rohmeyer asked for clarification of the number of variances sought and the demolition plan.

The Board took a break at 9:41pm and returned at 9:51pm. Second roll call was made.

PRESENT: Councilman Dougherty, Mr. Hawley, Mr. Josko, Mr. Krupinski, Ms. Majewski, Chair McGoldrick, Dr. Zuzulock, Ms. Walter

ABSENT: Mr. Boms, Mr. Caccamo, Mr. Kurdes, Mr. Berth, Vice Chair Neff

Andrew Thomas, the Board's planner expert, asked some questions of Mr. Janiw. Board asked about the occupancy of the neighboring property. Patrick Kalian, principal of the property, was sworn in and testified about its residential and commercial occupancy.

Richard Garber, applicant's architect and was previously sworn in, described the annotated roof deck plans and addressed some of previous questions from the Board and public. Mr. Garber described how the building would look from different vantage points. Dr. Zuzulock asked about the proximity of the elevator to residential properties vs. closer First Ave. Mr. Garber explained his justification of its location. The Board, Mr. Rohmeyer, and Mr. Garber had a discussion of the elevator and the number of units. Mr. Steib asked about the blue triangle in Mr. Garber's rendering.

Mr. Urso, via Zoom, wanted a clarification of the Borough's obligation concerning the FAR. Mr. Steib explained the standards that the Board needed to weigh in making their decision.

Mr. Thomas, Board's traffic expert, was sworn in and gave testimony regarding the impact of the proposed project with the Master Plan's goals and objectives. Mr. Brodsky stated points where he disagreed with Mr. Thomas' testimony.

Chair McGoldrick opened the floor for public comment. Everyone making a comment was sworn in.

Sarah Foster, Highland Ave., voiced her objection to the project.

James ??, Bayside Dr., noted that the owner's financial goals should not be a concern of the Borough and noted his objection to the project.

Mark Fisher, 3rd Ave., noted his impression of the project and thought it was not a fit for Atlantic Highlands.

Chelsea ??, Memorial Pkwy., voiced objection to the application.

Mr. Urso, via Zoom, thought that the applicant's testimonies were contrary to the goals of Atlantic Highlands.

Tyler Kalian, ??, shared his views as a resident of Atlantic Highlands and as the applicant.

The Board then discussed their thoughts of the project, its pros and cons, their traffic experience and line of sight at that location, and parking concerns. The Board thanked the applicant, professionals, and public for their time.

Motion to deny: Mr. Hawley

Second: Mr. Josko

Ayes: Mr. Hawley, Mr. Josko, Ms. Majewski, Dr. Zuzulock, Ms. Walter, Chair McGoldrick

Nays: Mr. Krupinski

Recuse: Councilmember Dougherty

Absent: Mr. Boms, Mr. Caccamo, Mr. Kurdes, Mr. Berth, Vice Chair Neff

Adjournment: Mr. Josko motioned and Dr. Zuzulock seconded. All in favor. Meeting adjourned at 11:36pm.